

A photograph of the Potrero Power Station, a large industrial facility situated along a body of water. The most prominent feature is a tall, slender, reddish-brown smokestack on the left. To its right is a complex, multi-story steel framework structure. Further right, there's a long, horizontal bridge-like structure supported by tall pillars. In the background, a high-voltage electrical transmission tower is visible against a blue sky with scattered white clouds. The foreground shows the calm water of the bay or river.

POTRERO POWER STATION

BCDC DESIGN REVIEW BOARD

3/28/2018

VICINITY MAPS

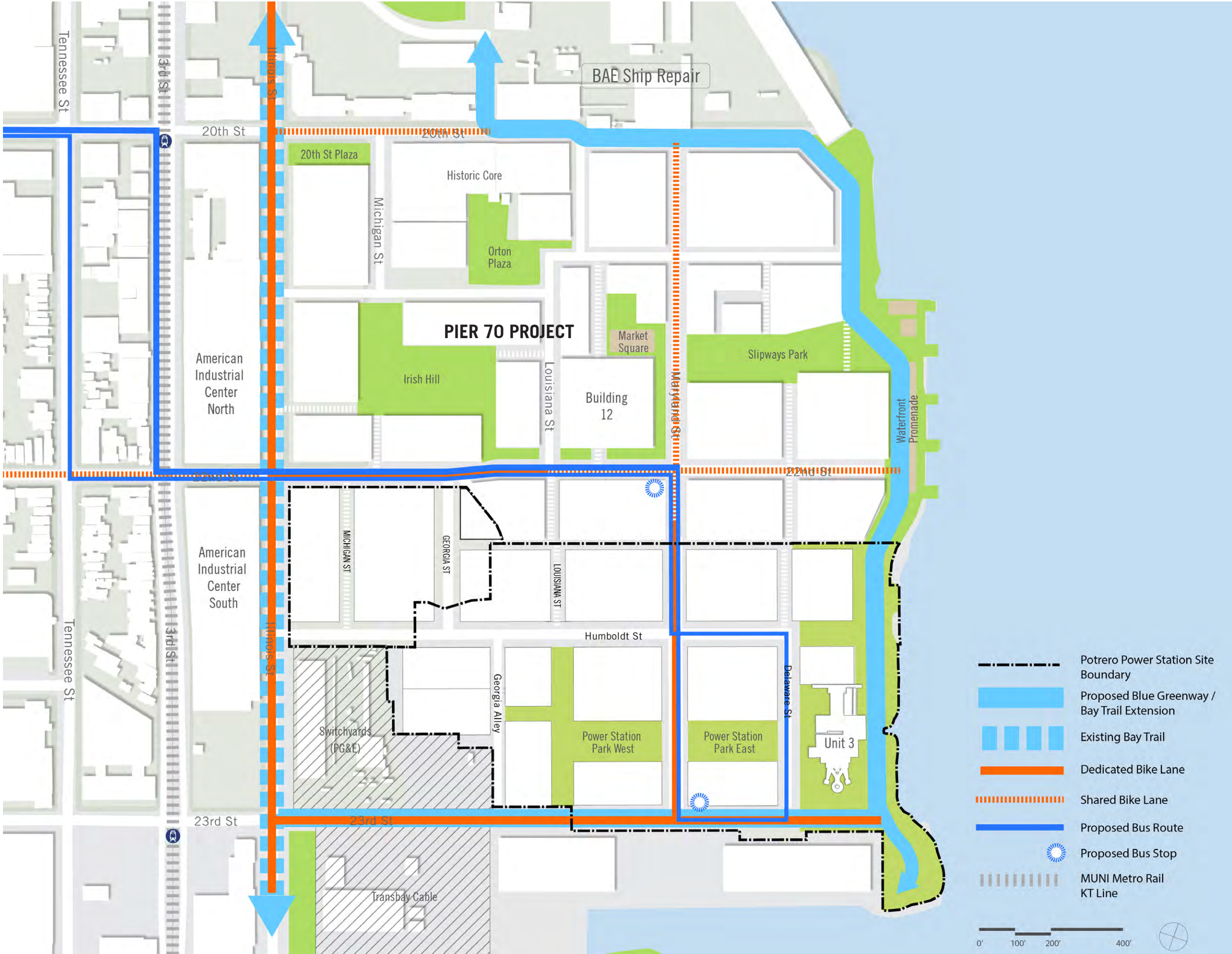


Site Location in San Francisco

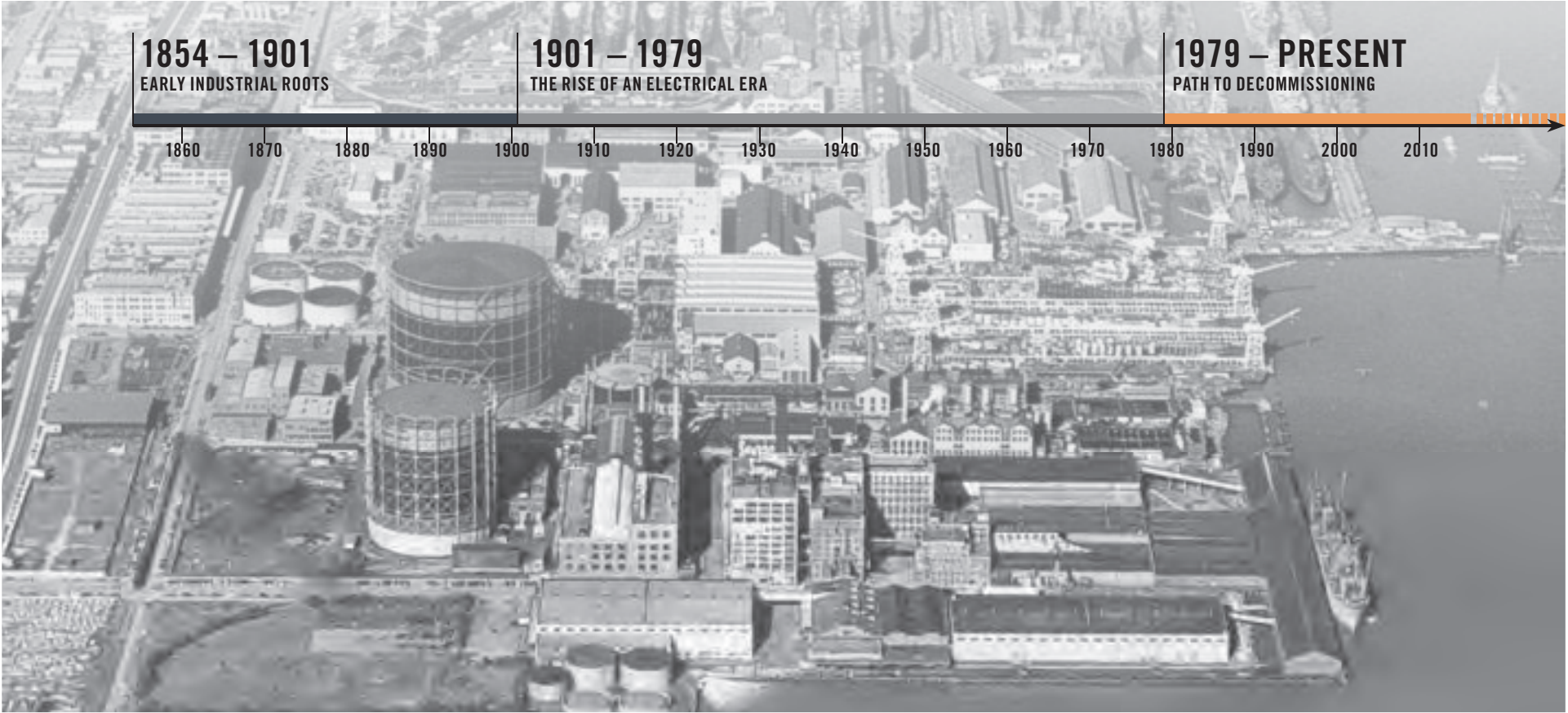


Proposed Development around the Site, Including Pier 70 and Crane Cove Park

CIRCULATION & CONNECTIVITY



SITE HISTORY



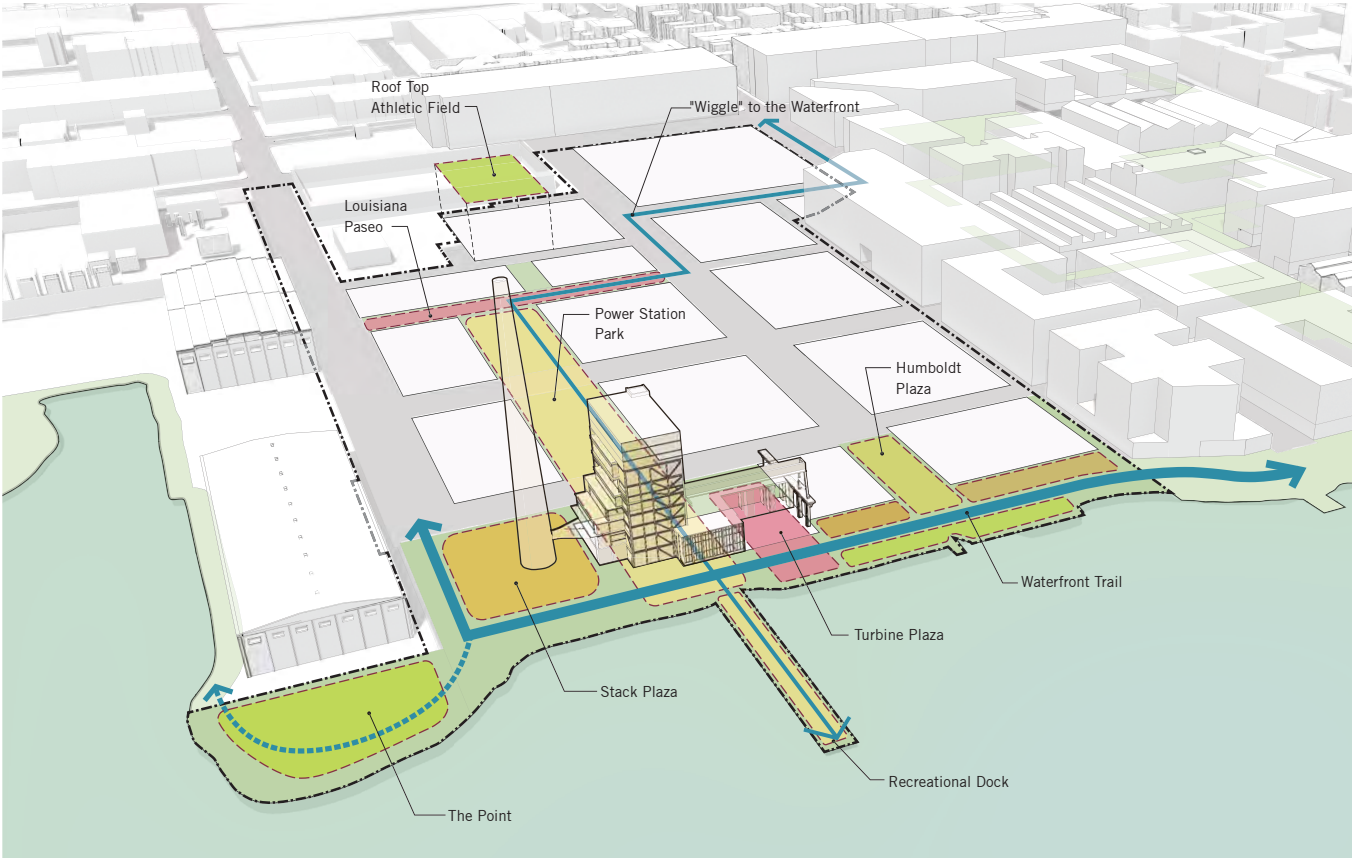
Tank Demolition Completed - 2016

- ① 1920-1925 Spreckles' sugar operation continues rapid expansion with construction of second sugar refinery and several 200-foot manufactured gas storage tanks.
- ② 1929 Aerial of site with dense buildout of area east of Station A.
- ③ 1936 Aerial looking over the top of Station A from the top of one of the 200-foot gas storage tanks
- ④ Pre-1970 image from Potrero Hill before the freeway was built. The American Industrial Building South stands between the viewer and the site.
- ⑤ 29th and Indiana circa 1940. The American Industrial Building North stands between the viewer and the site.
- ⑥ 1964 Unit 3 and the Stack constructed by PG&E to provide one-third of San Francisco's power.

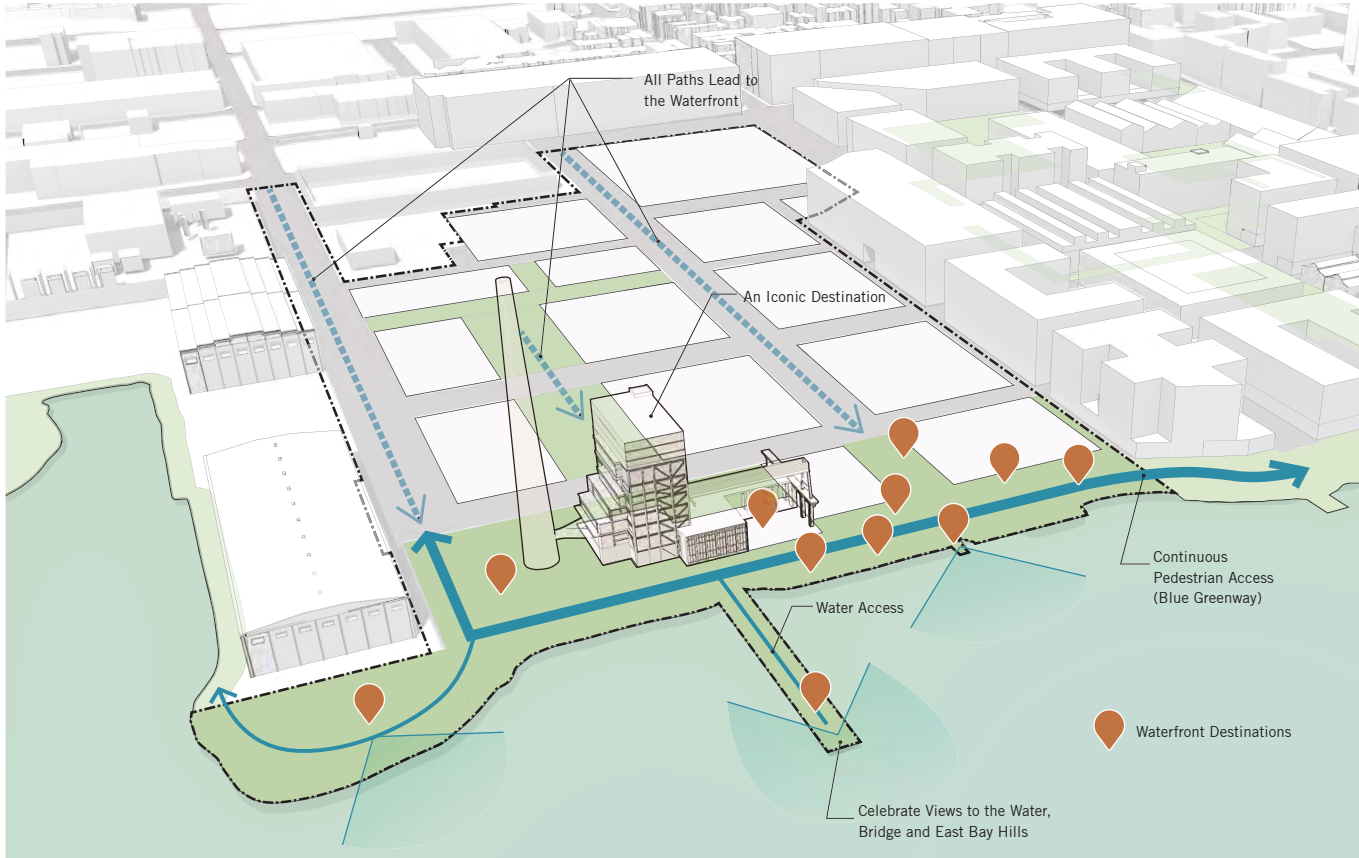
CURRENT SITE CONDITION



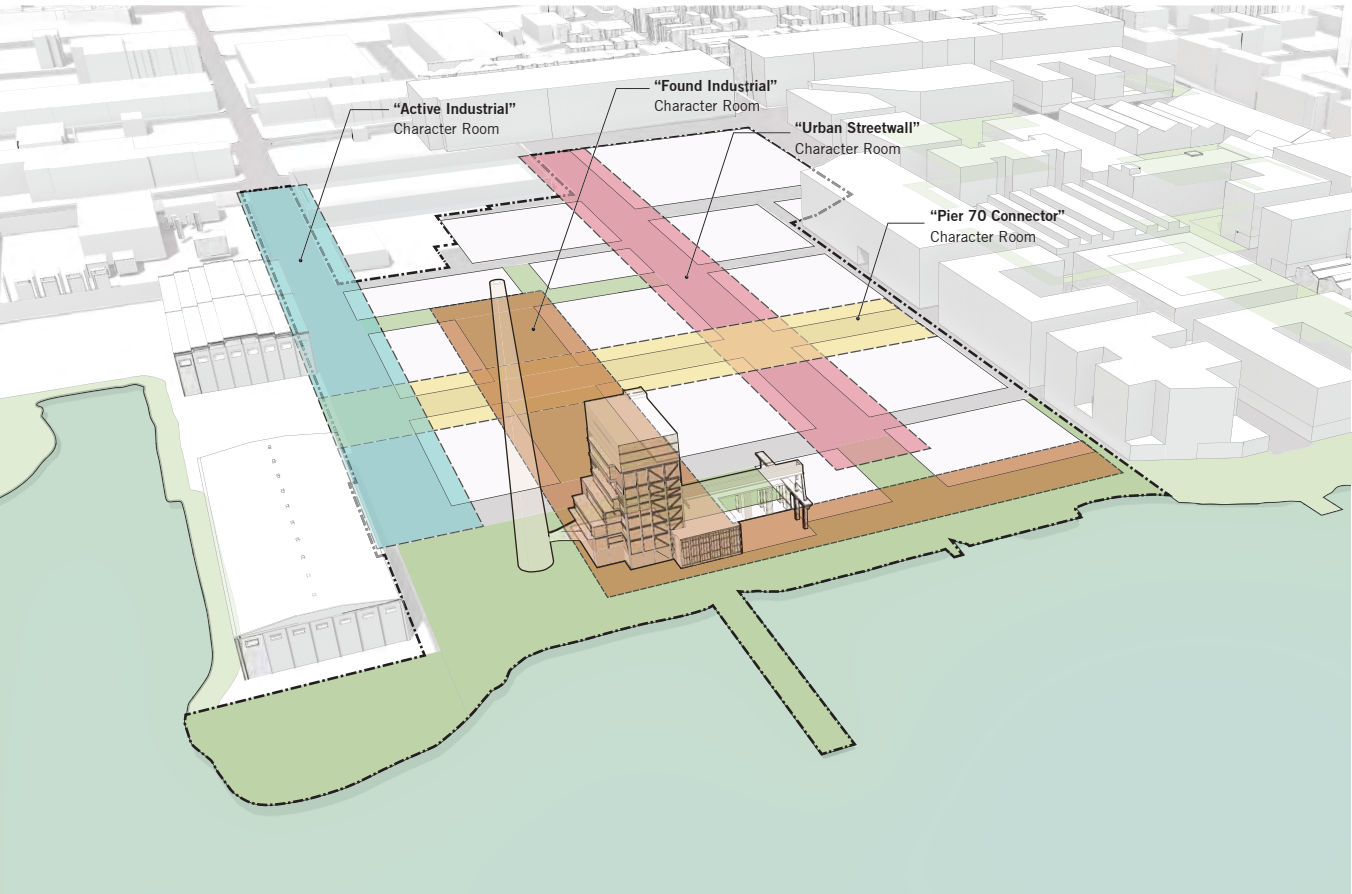
PROJECT OVERVIEW - FRAMEWORKS



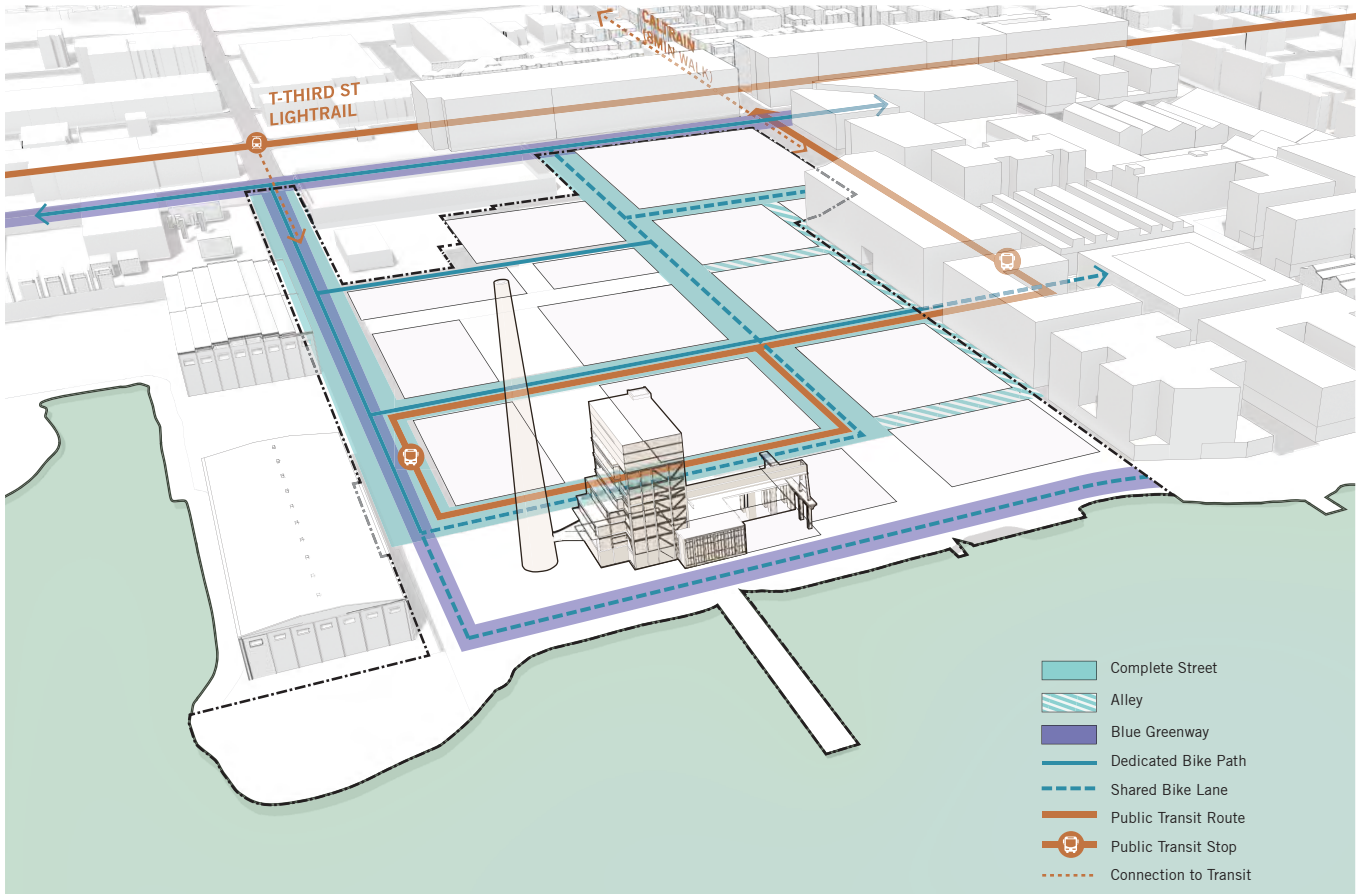
Open Space Framework



Waterfront Framework



Urban Character Framework

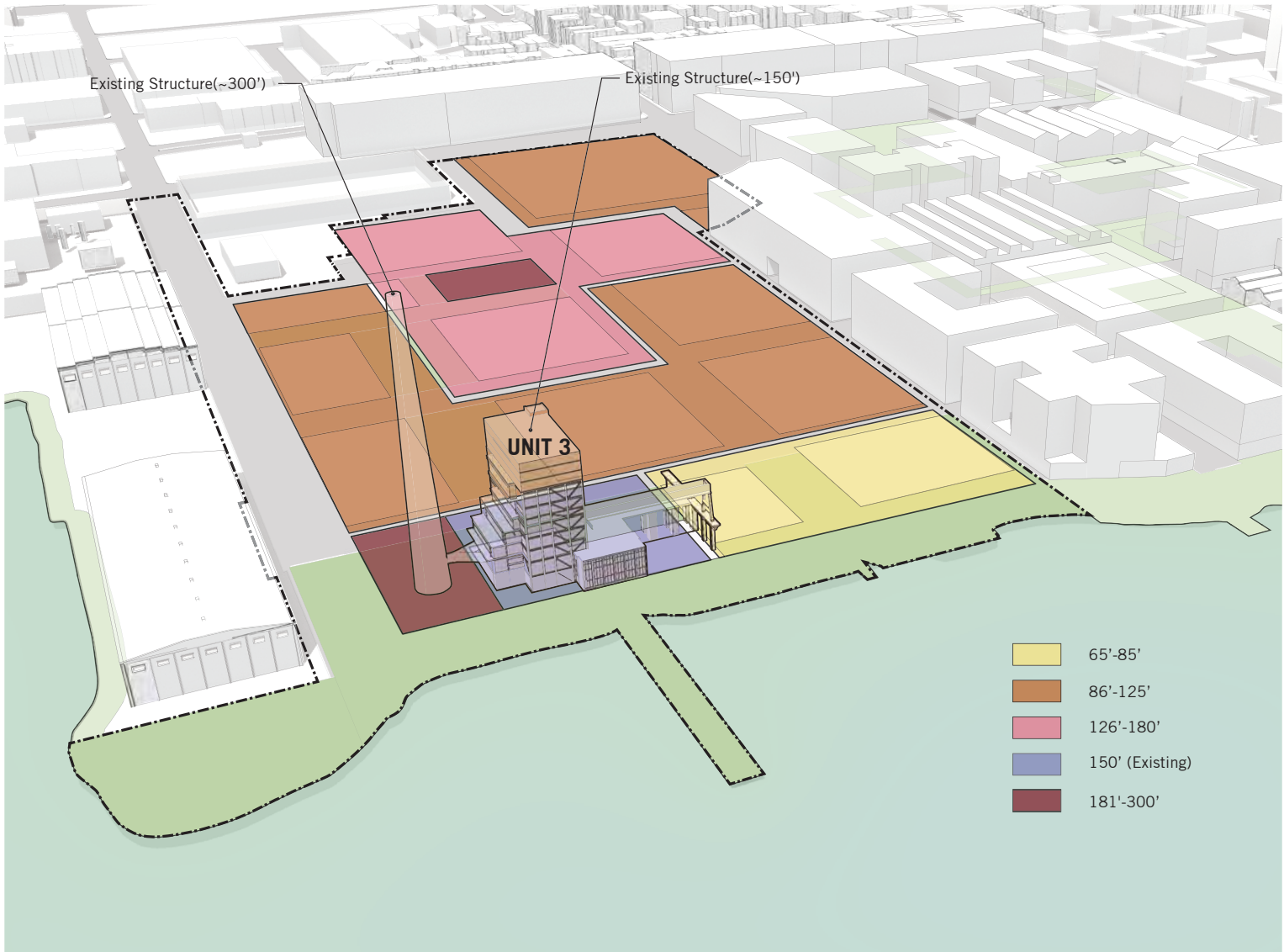


Transportation Framework

LAND USE & BUILDING HEIGHTS



LAND USE



BUILDING HEIGHTS

Proposed Building Use

Development - Residential: 2,682 units / 2,682,427 sf
 Commercial (Hotel): 241,574 sf
 Commercial (Office): 597,723 sf
 Commercial (Research And Development): 645,738 sf
 Commercial (Retail): 107,439 sf
 Commercial (PDR): 45,040 sf
 Community Facilities: 100,938 sf
 Parking: 946,981 sf

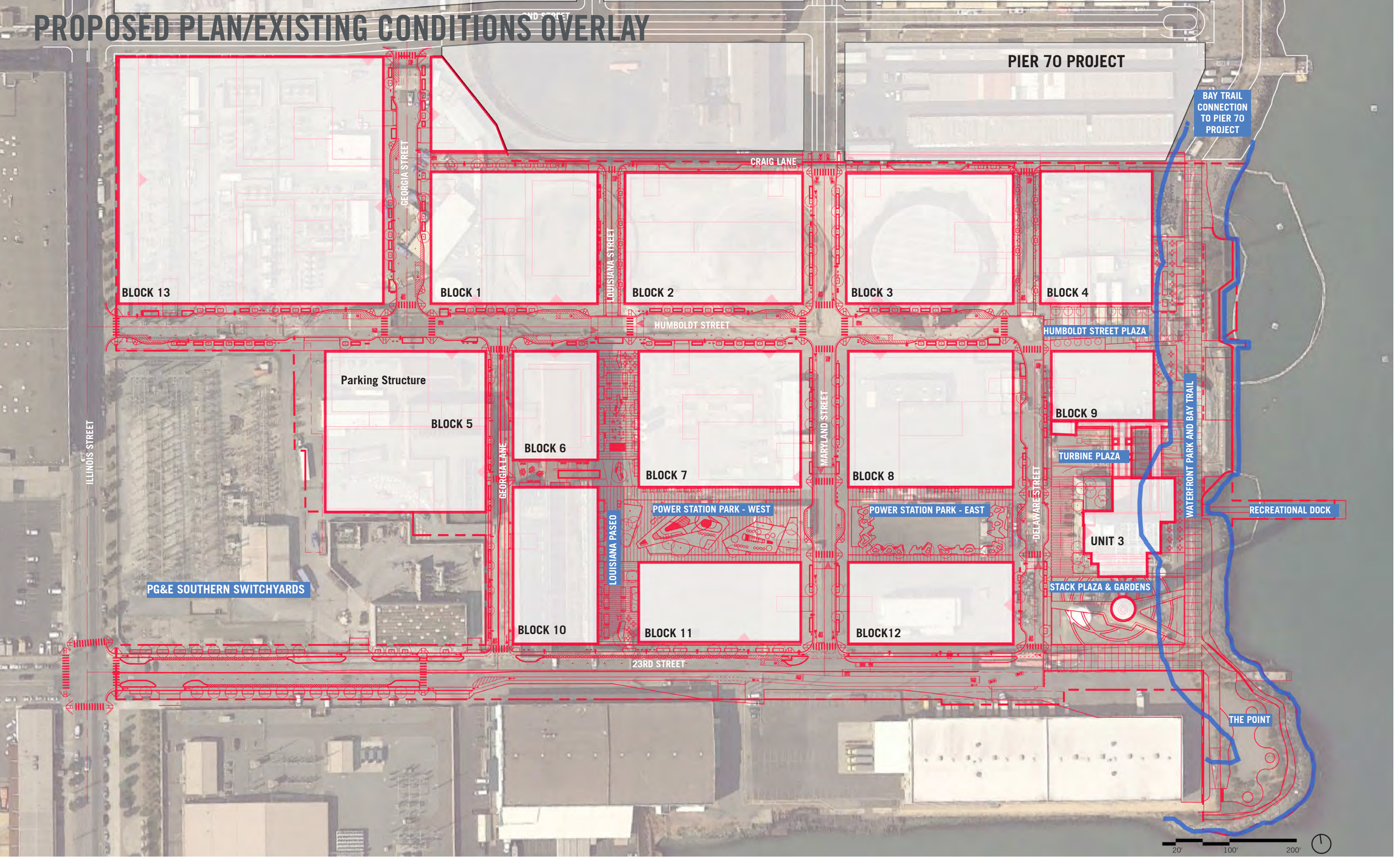


PRECEDENT: NEW HOTEL IN RENOVATED STRUCTURE

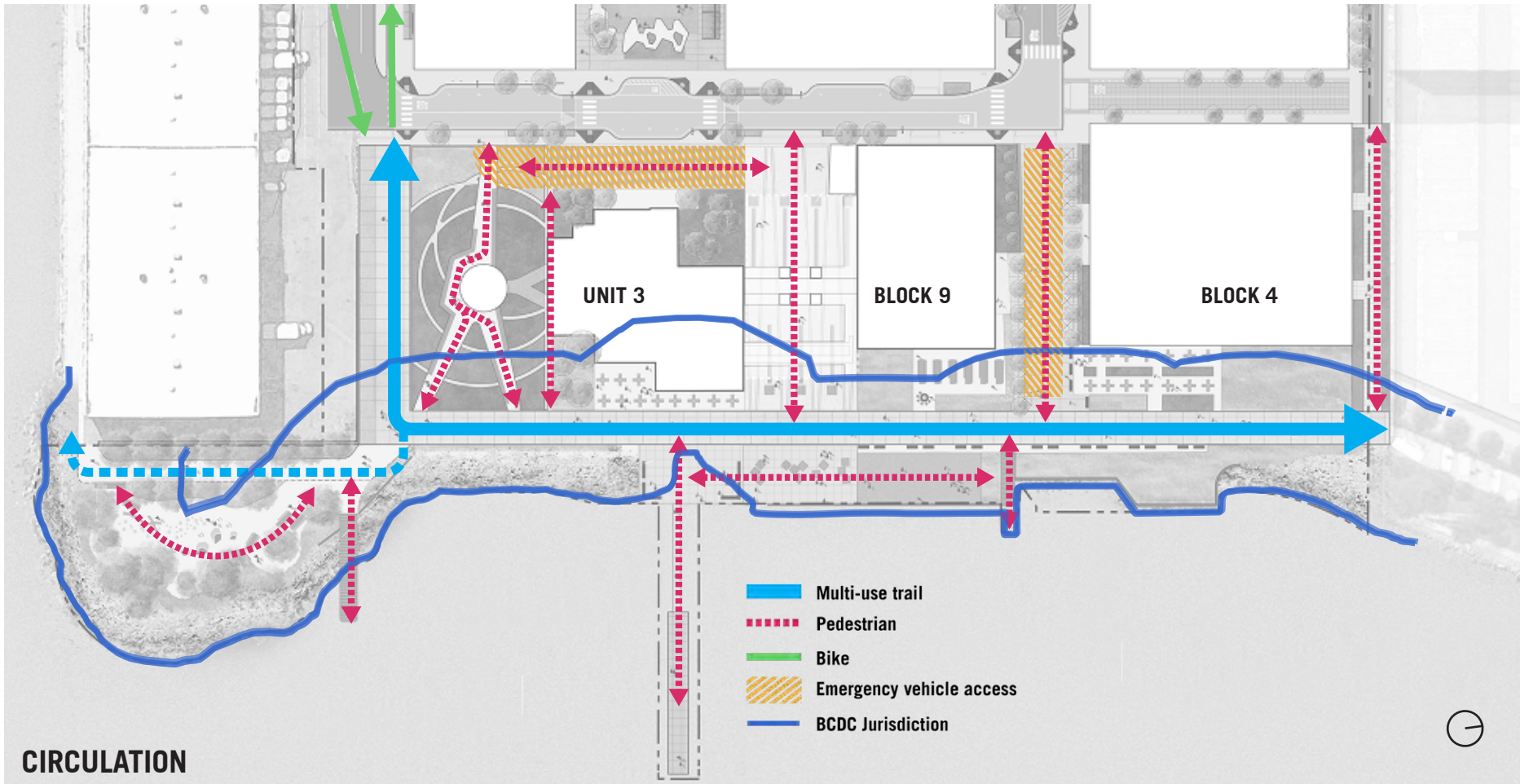
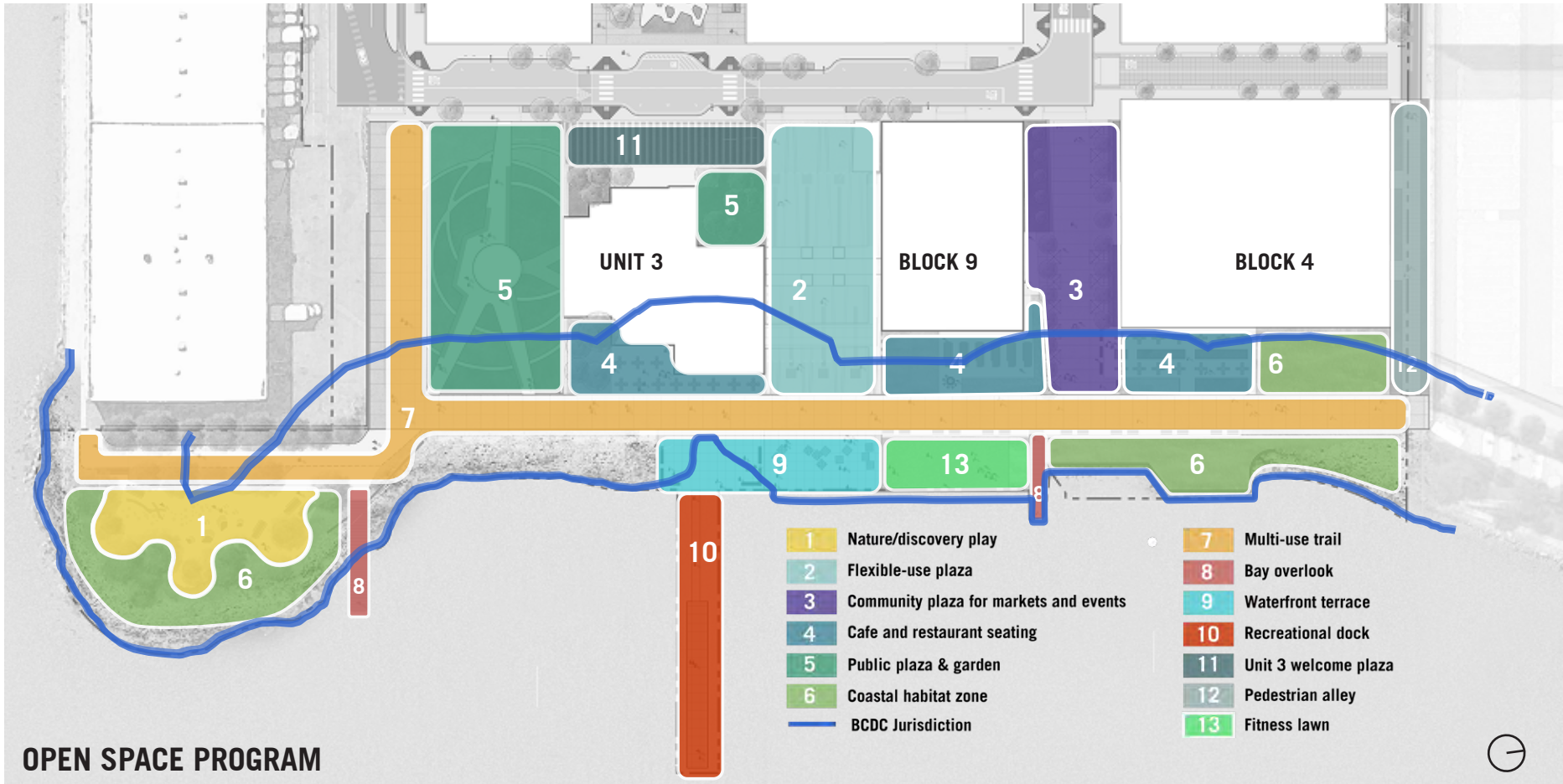
PROPOSED OPEN SPACE PLAN - OVERVIEW



PROPOSED PLAN/EXISTING CONDITIONS OVERLAY



WATERFRONT OPEN SPACE PROGRAM + CIRCULATION



WATERFRONT OPEN SPACE PAVING, PLANTING AND ACCESS

PRECEDENT IMAGES



Flexible-use Lawn



Bay Shore Planting








Public Access Paved Areas and Multi-Use Trail



Cafe/Restaurant Seating Areas



-  Planting area: viewable
-  Planting area: usable
-  Paved area: publicly accessible at all times
-  Paved area: publicly accessible with some restrictions
-  BCDC Jurisdiction

WATERFRONT OPEN SPACE - CONCEPT PLAN OVERVIEW



SHORELINE IMPROVEMENTS AND ADAPTATION

PROJECT DATUM

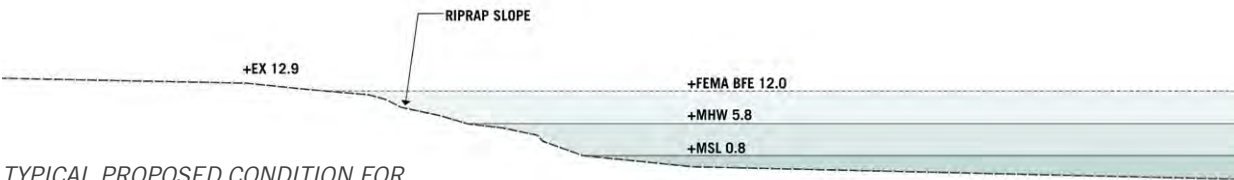
The Plan is based upon the San Francisco Vertical Datum 13 (SFVD13). The SFVD13 Datum is equivalent to the North American Vertical Datum 1988 (NAVD 88). Water levels are based upon “San Francisco Bay Tidal Datums and Extreme Tides Study,” dated February 2016.

MSL = 1.0
Mean High Water (MHW) = 5.9
FEMA 100 Year Base Flood Elevation (BFE) = 11.0-12.0
BCDC Bay Jurisdiction = 5.9
Army Corps Jurisdiction = 7.67

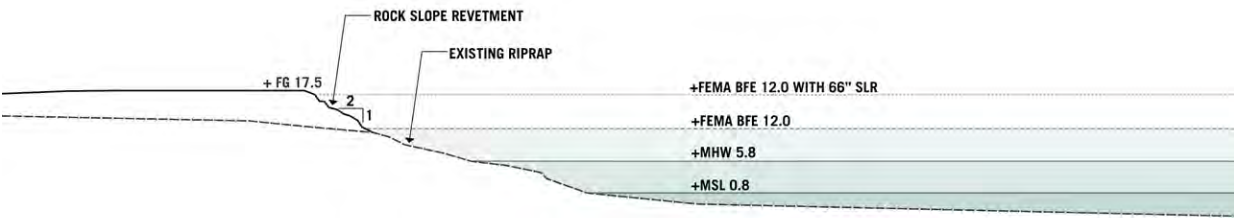
100 year SLR estimated range = 40” - 83”
Project’s built in protection is defined as 66” above existing base flood elevation predictions
Minimum project elevation at new public access areas and new buildings = 17.5

SHORELINE SECTIONS & ADAPTATION

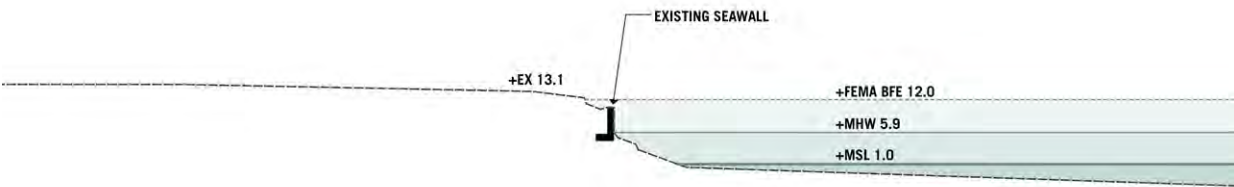
TYPICAL EXISTING SHORELINE CONDITION AT RIP-RAP



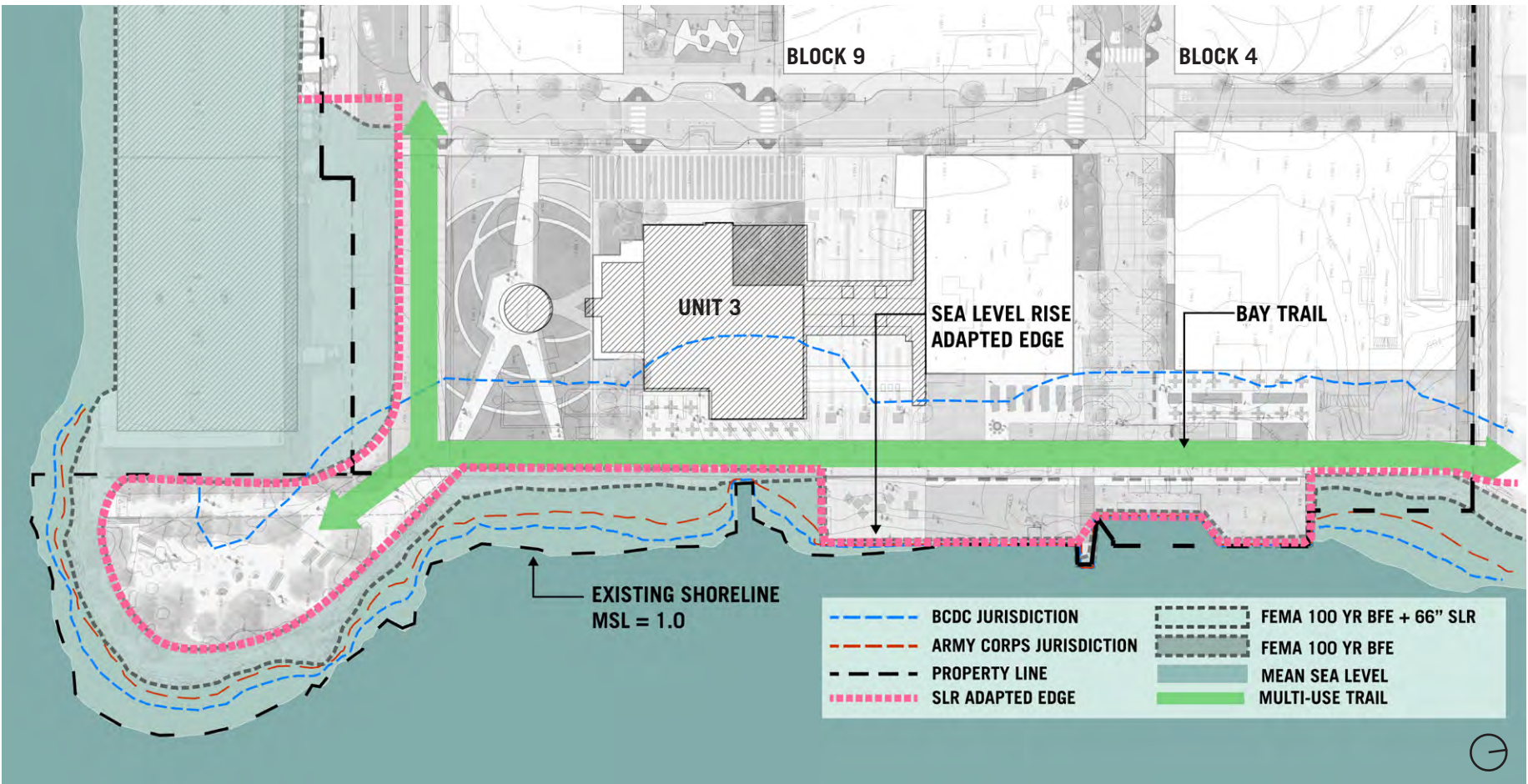
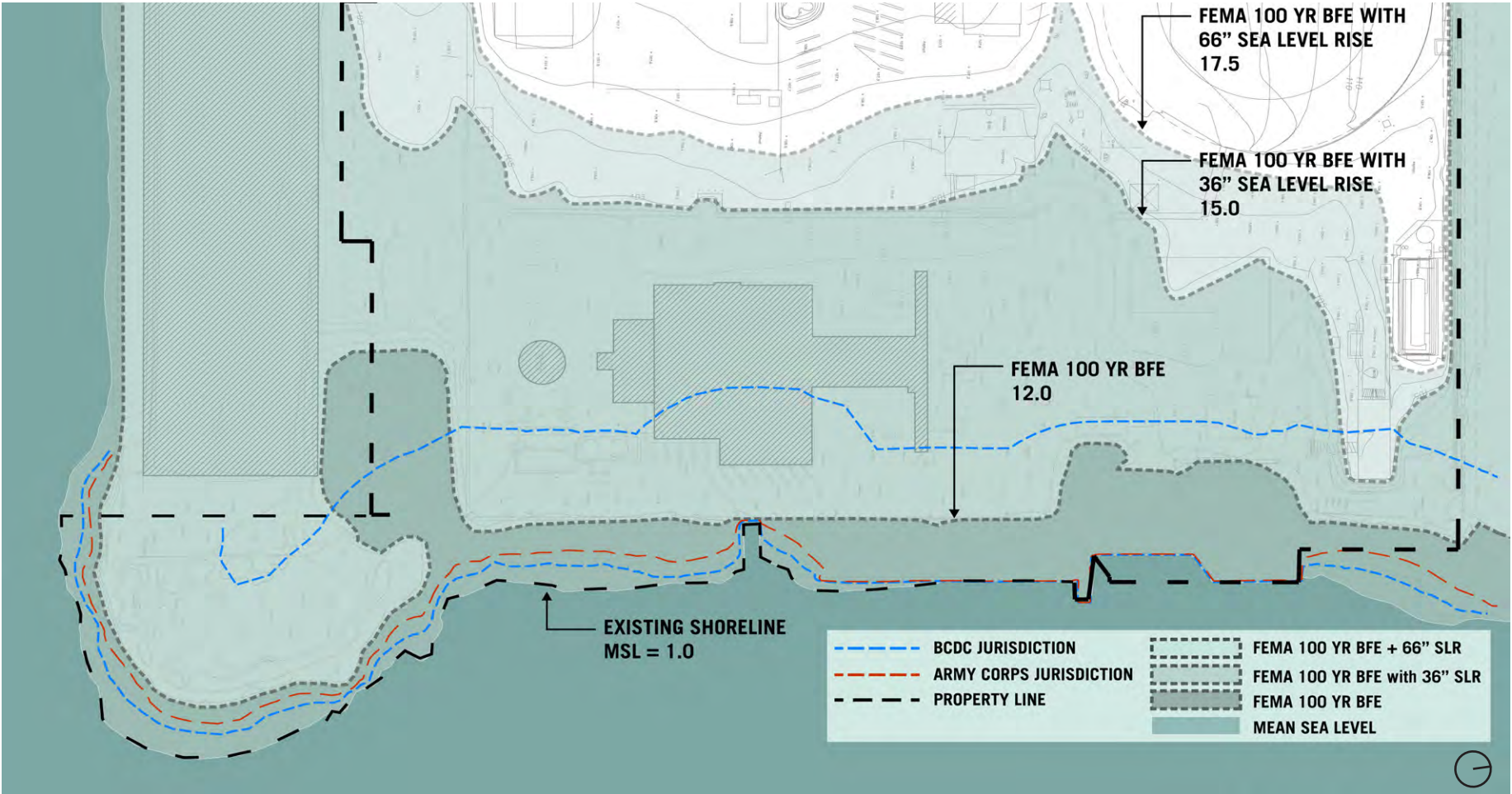
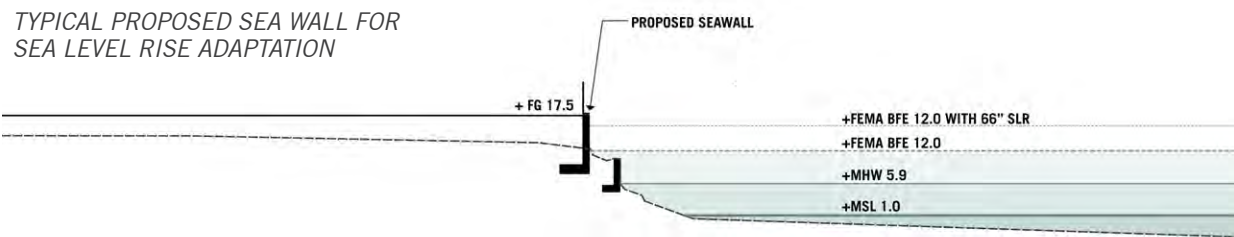
TYPICAL PROPOSED CONDITION FOR SEA LEVEL RISE ADAPTATION AT RIP-



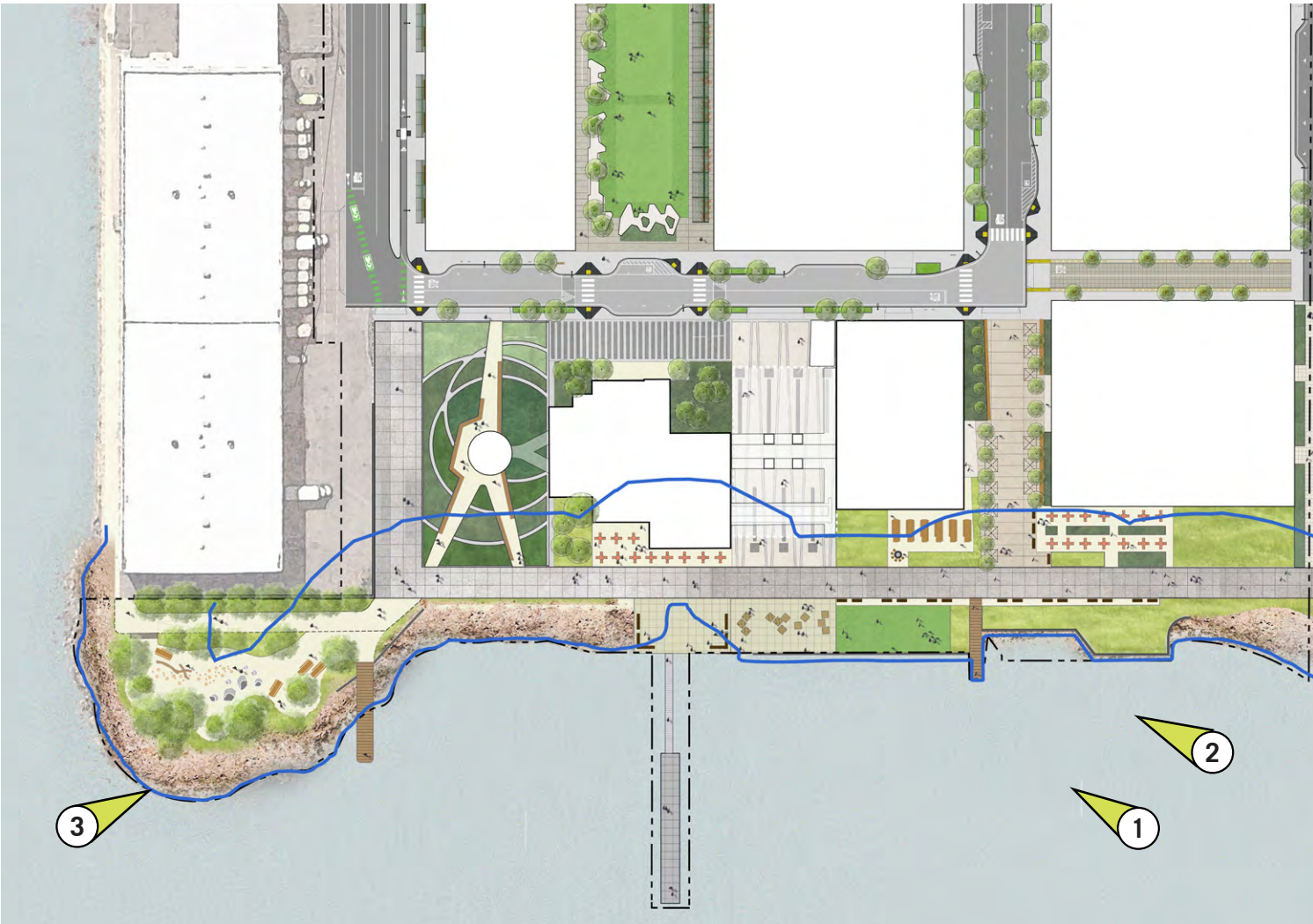
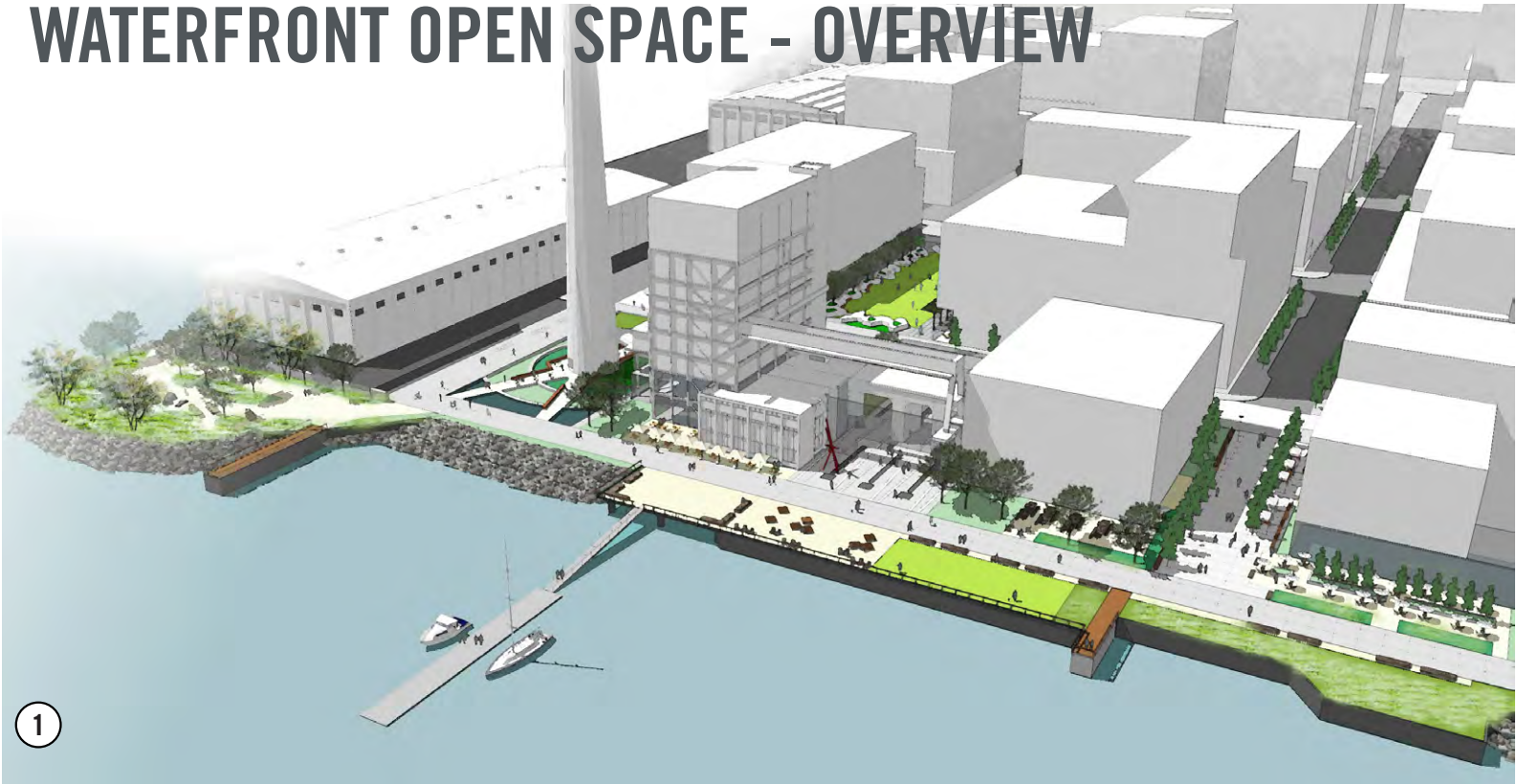
TYPICAL SHORELINE CONDITION AT EXISTING SEAWALL



TYPICAL PROPOSED SEA WALL FOR SEA LEVEL RISE ADAPTATION



WATERFRONT OPEN SPACE - OVERVIEW



THE POINT



PRECEDENT IMAGES



Picnic area



Bay shoreline planting area



Discovery natural area and informal play

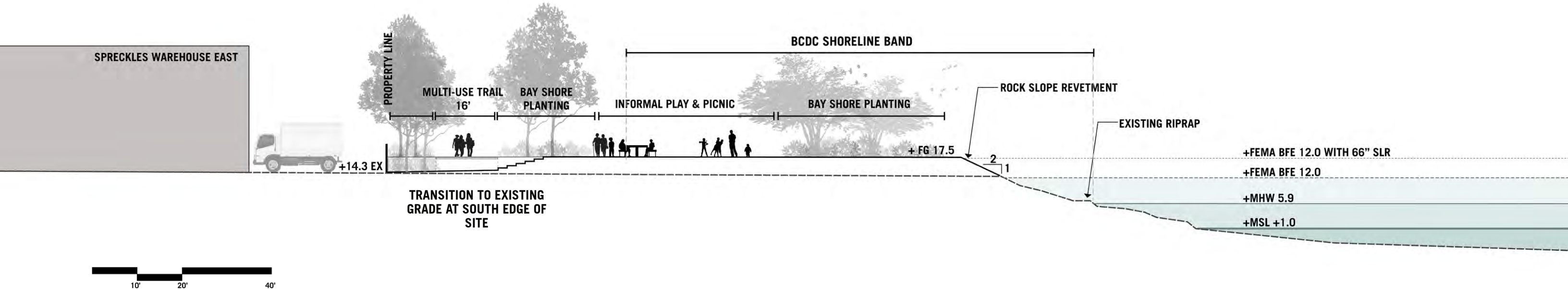
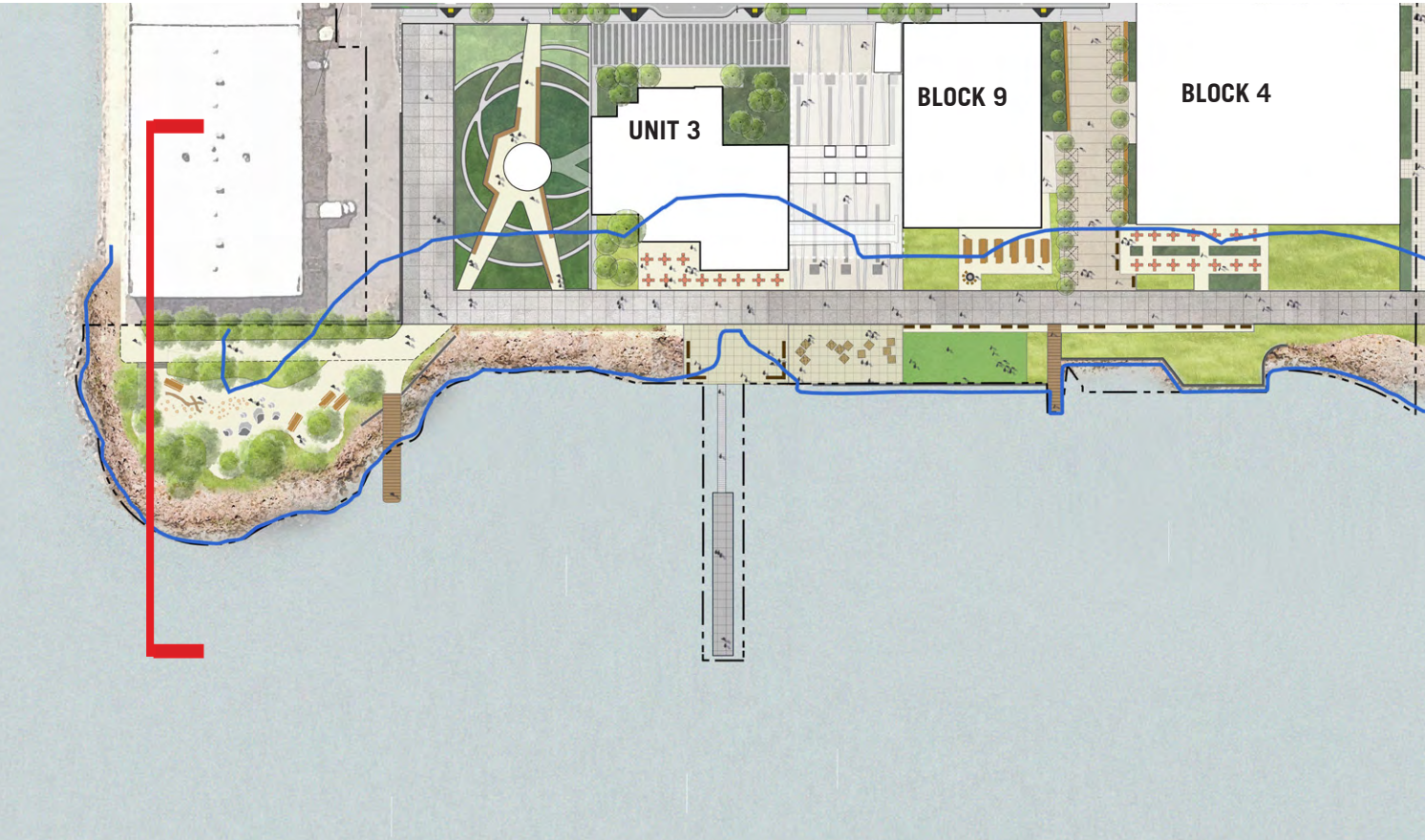


Discovery natural area and informal play

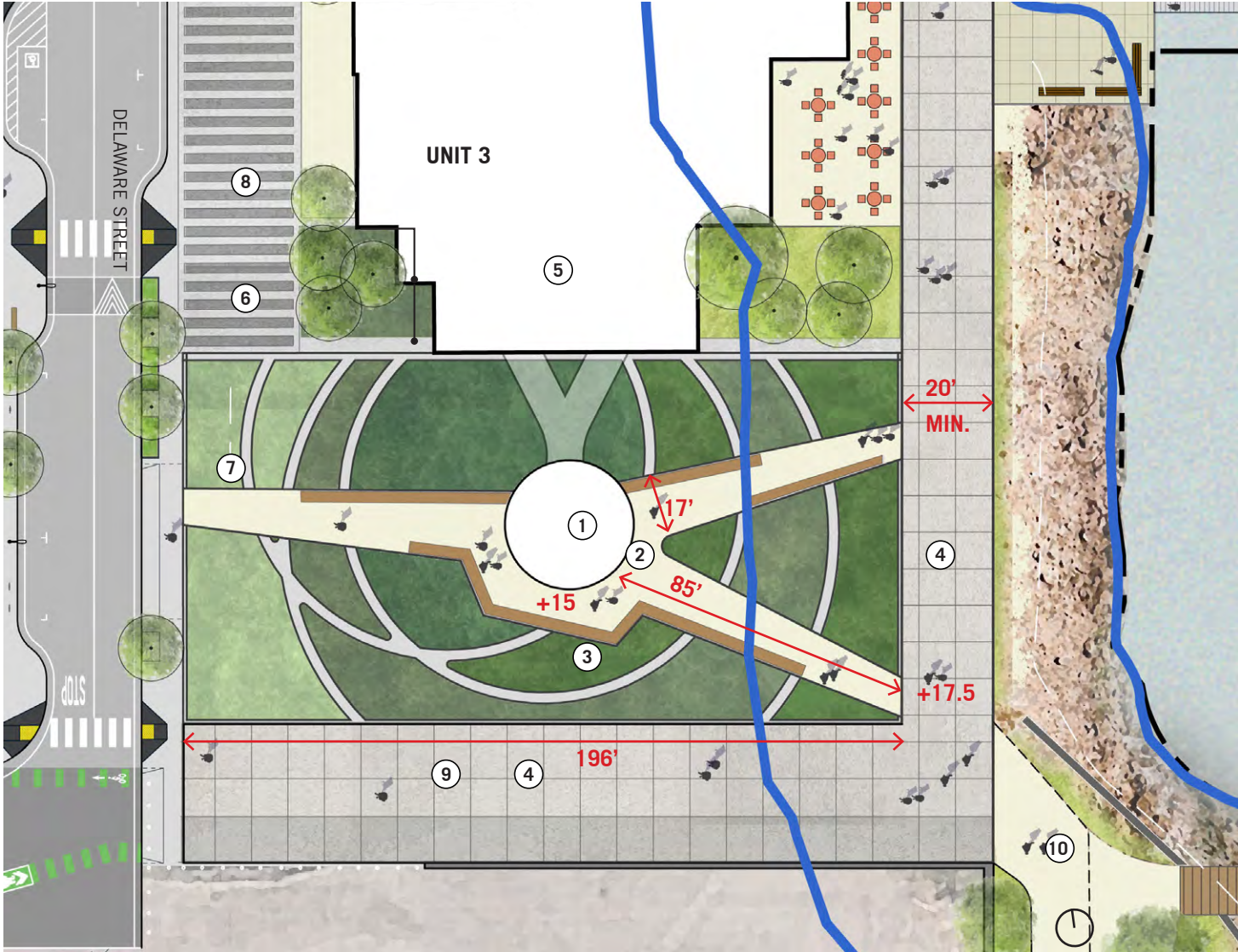
THE POINT

- ① Picnic area
- ② Discovery natural area and informal play
- ③ Bay shoreline planting area
- ④ Waterfront multi-use trail
- ⑤ Stack Garden and plaza
- ⑥ Spreckles Warehouse East
- ⑦ Bay viewing platform
- ⑧ Blue Greenway / Bay Trail extension

THE POINT



THE STACK



PRECEDENT IMAGES



Post-Industrial Site with Gardens and Contemporary Intervention



Post-Industrial Site with Gardens and Plazas

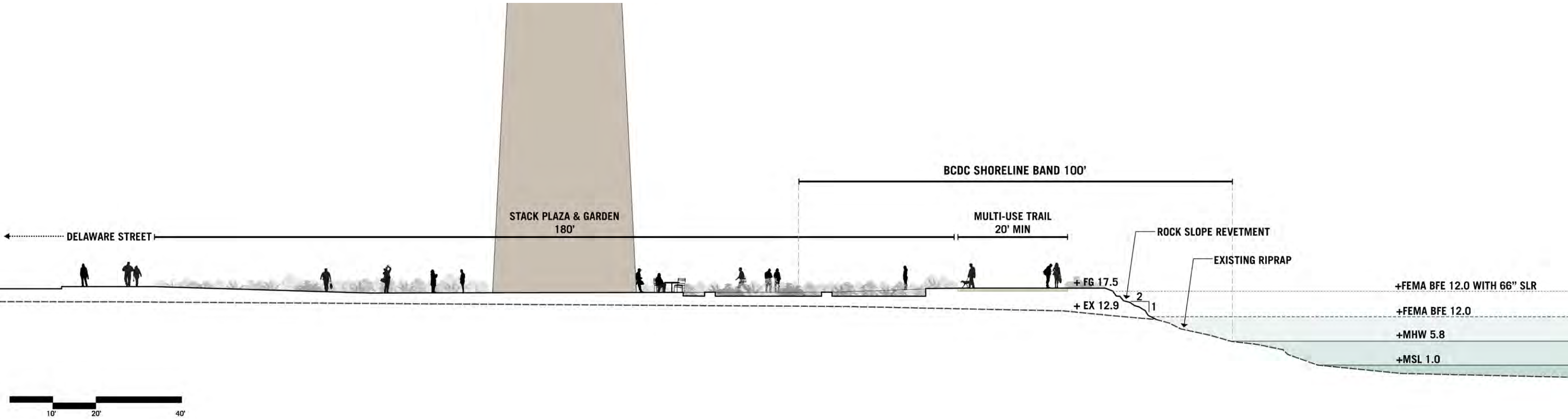
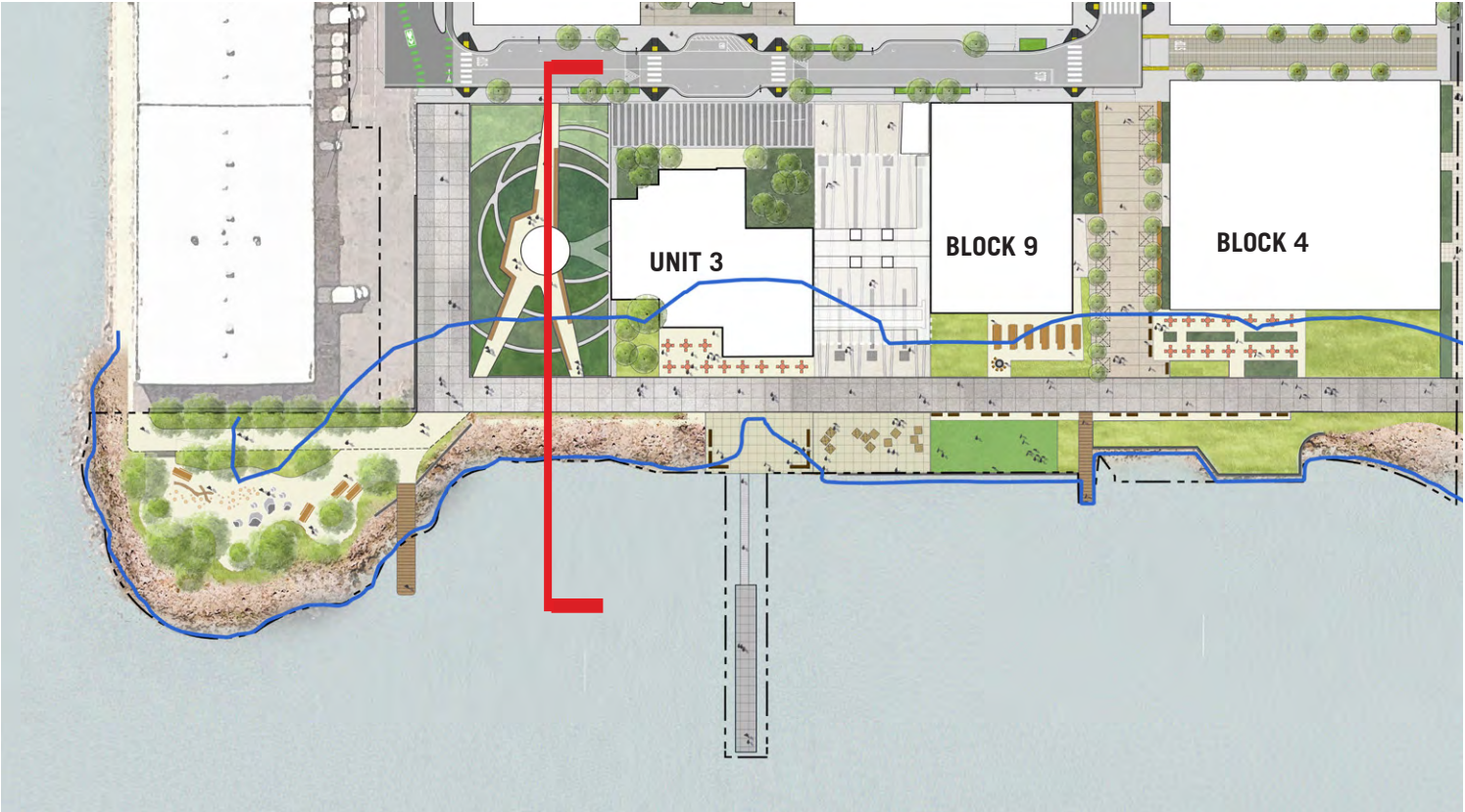


Planting Character

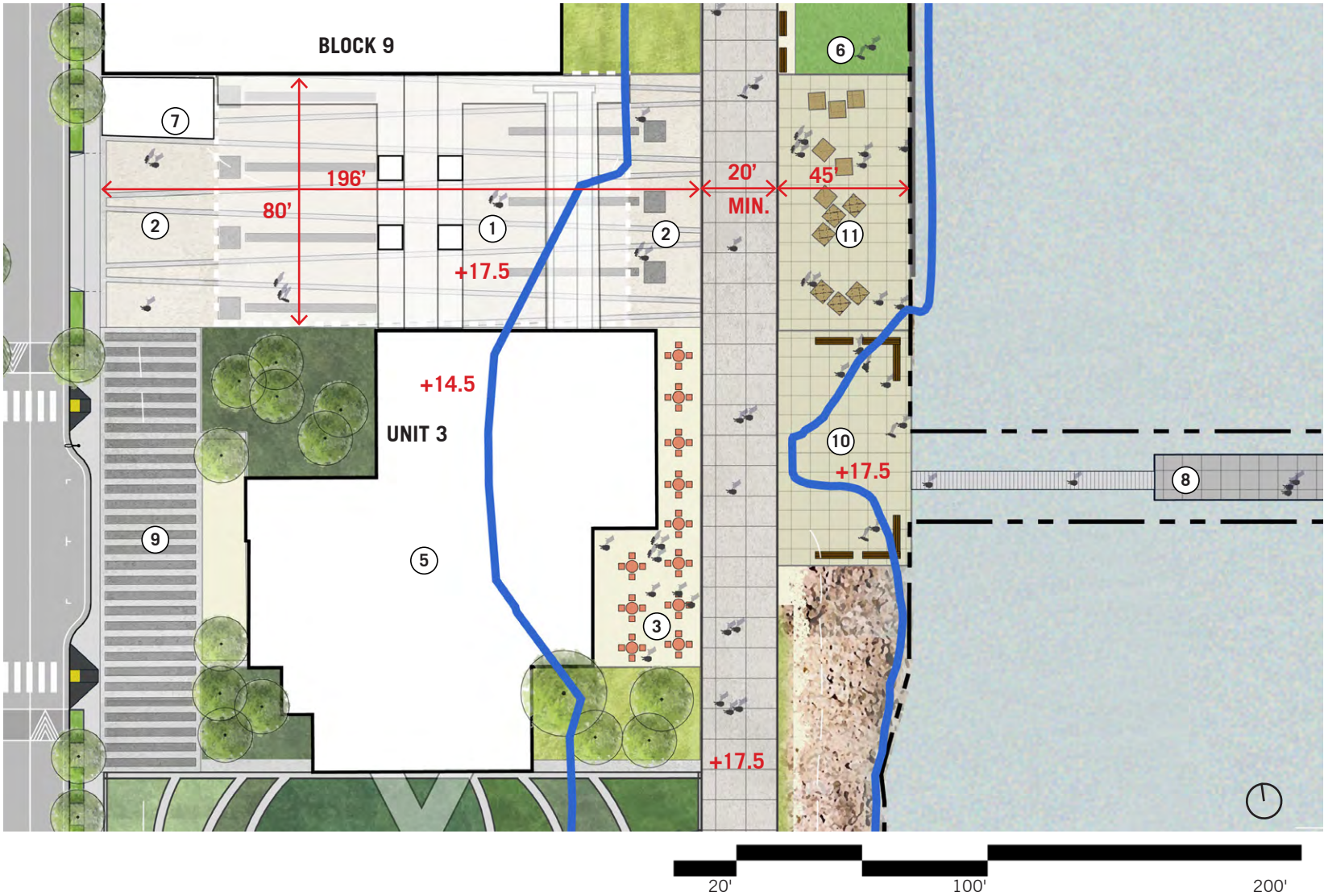
STACK PLAZA AND GARDEN Conceptual Plan

- | | | |
|-------------------|---|---------------------|
| ① The Stack | ⑤ Unit 3 | ⑨ Utility Easements |
| ② Stack Plaza | ⑥ Emergency Vehicle Access lane | ⑩ The Point |
| ③ Stack Gardens | ⑦ Drivable Planted Cell System at EVA lane. | |
| ④ Multi-use Trail | ⑧ Unit 3 Welcome Plaza and EVA lane | |

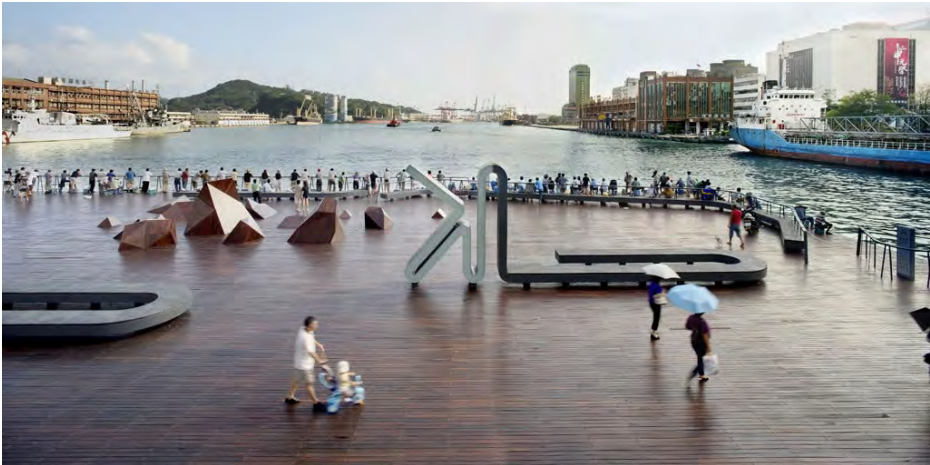
THE STACK



TURBINE PLAZA AND BAY OVERLOOK TERRACE



PRECEDENT IMAGES



Water Overlook with Sculptural Seating and Art

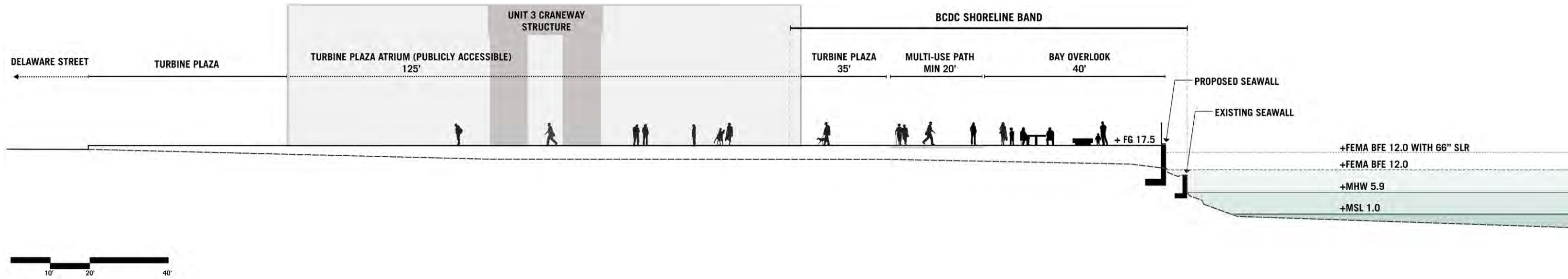
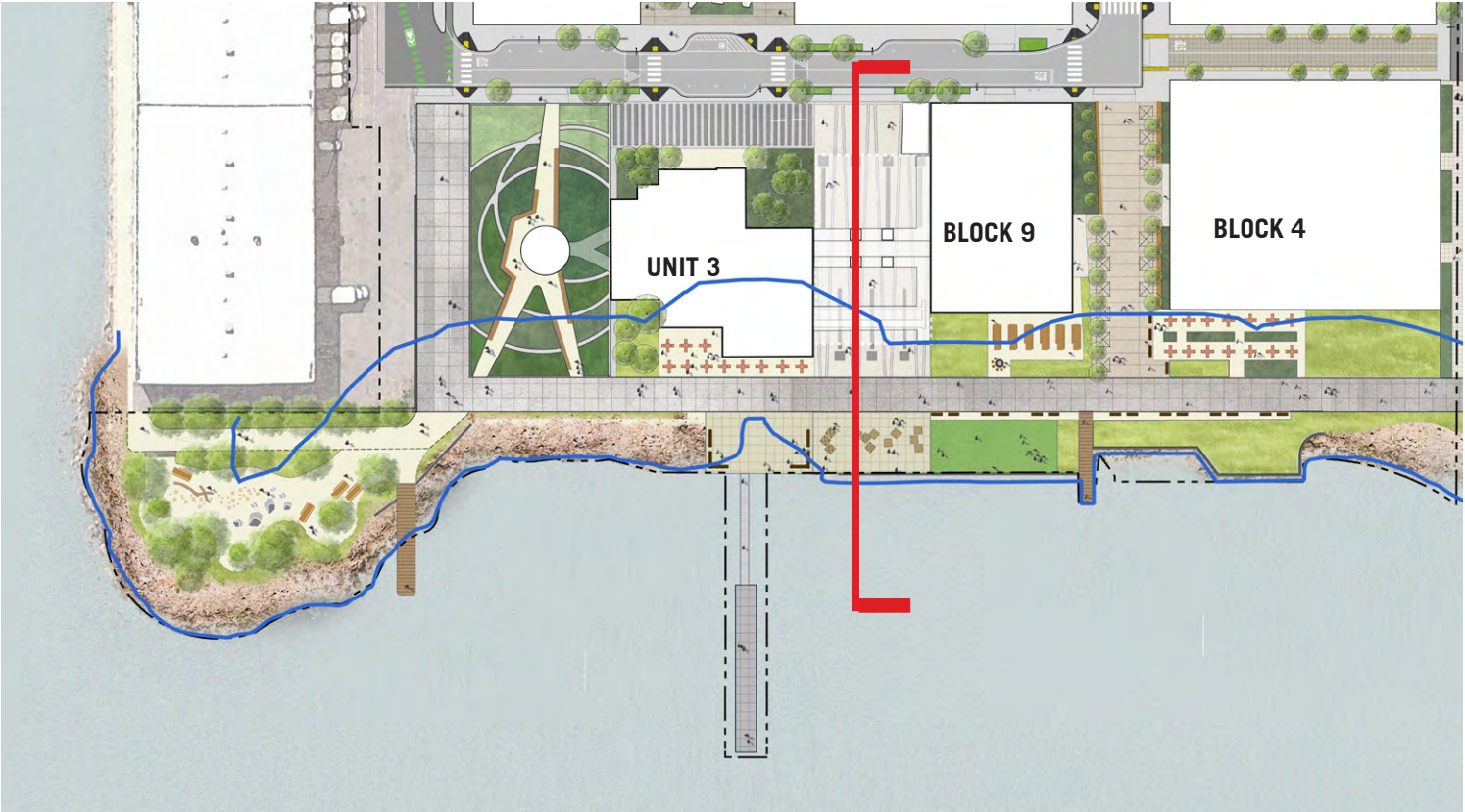


Industrial Waterfront

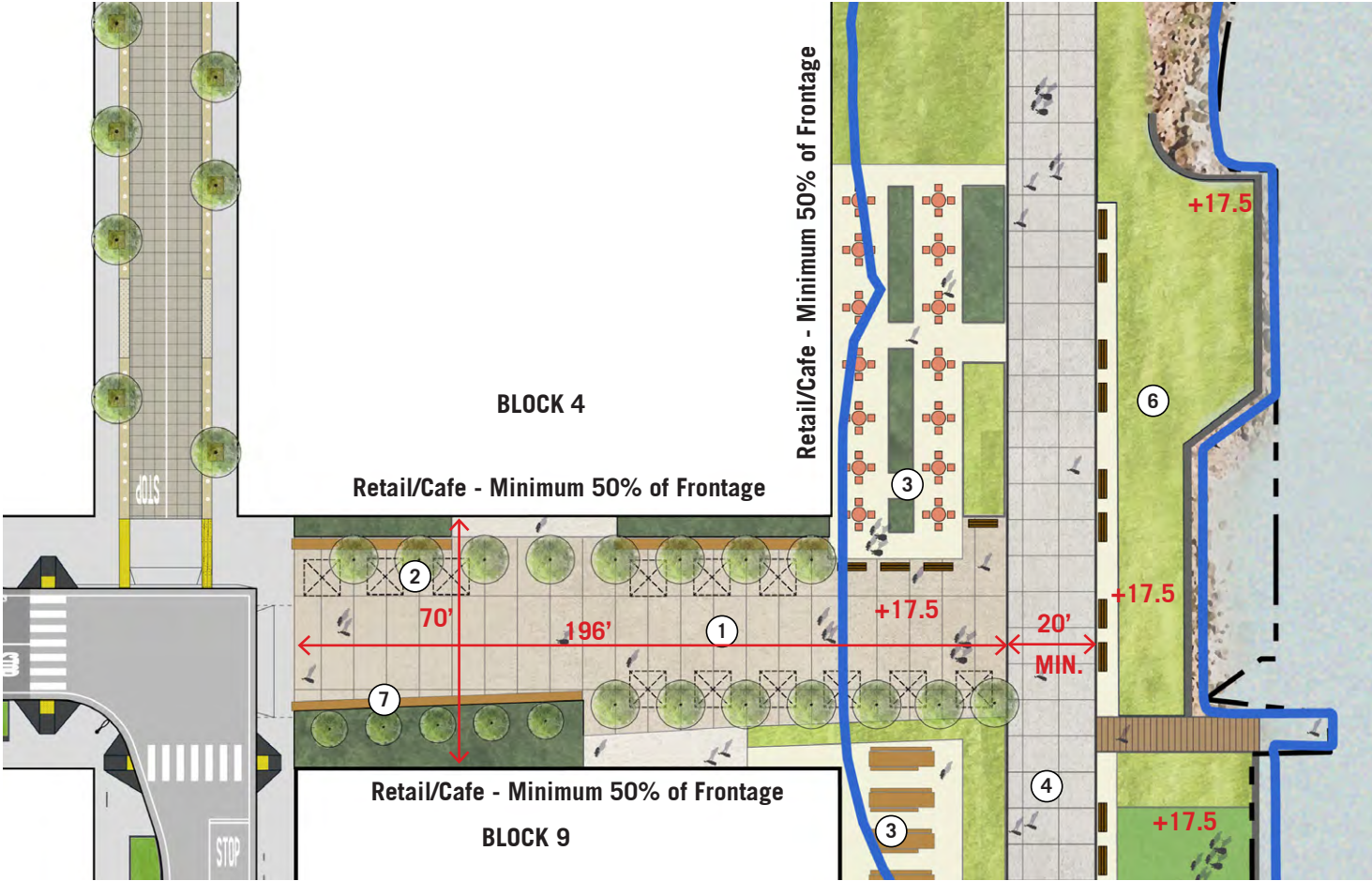
TURBINE PLAZA Event and Flexible-Use Plaza

- ① Enclosed Public Plaza/Atrium
- ② Exterior Public Plaza
- ③ Cafe/Restaurant Seating
- ④ Multi-use Trail
- ⑤ Unit 3
- ⑥ Fitness Lawn / Flexible-use Lawn
- ⑦ Potential Pump House Location
- ⑧ Recreational Dock
- ⑨ Unit 3 Welcome Plaza & Emergency Vehicle Access
- ⑩ Wharf (New)
- ⑪ Bay Overlook Terrace

TURBINE PLAZA AND BAY OVERLOOK TERRACE



HUMBOLDT STREET PLAZA



PRECEDENT IMAGES



Farmers' Market



Outdoor Performance



Outdoor Market

HUMBOLDT STREET PLAZA Market and event plaza

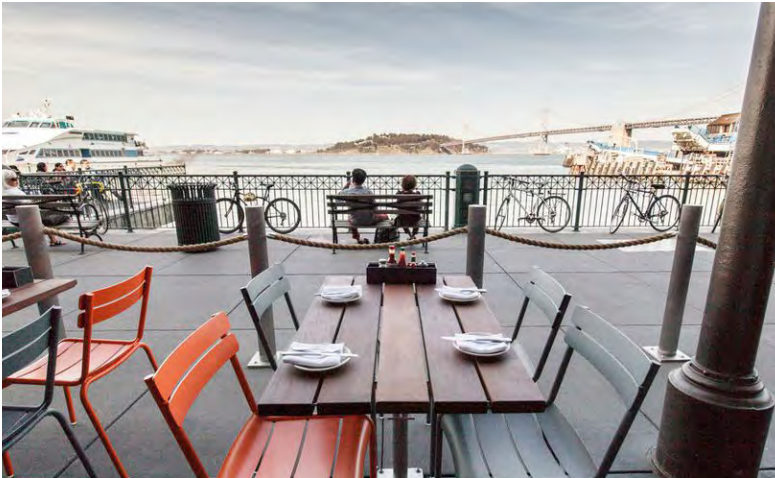
- ① Flexible use plaza + 26' EVA lane
- ② Potential market stalls/tents
- ③ Cafe/Restaurant Seating
- ④ Multi-Use Trail
- ⑤ Bay Overlook
- ⑥ Bay Shoreline Planting
- ⑦ Benches

CAFE/RESTAURANT SEATING / FLEX-USE LAWN

PRECEDENT IMAGES



Restaurant Seating Next to Public Promenade-Embarcadero



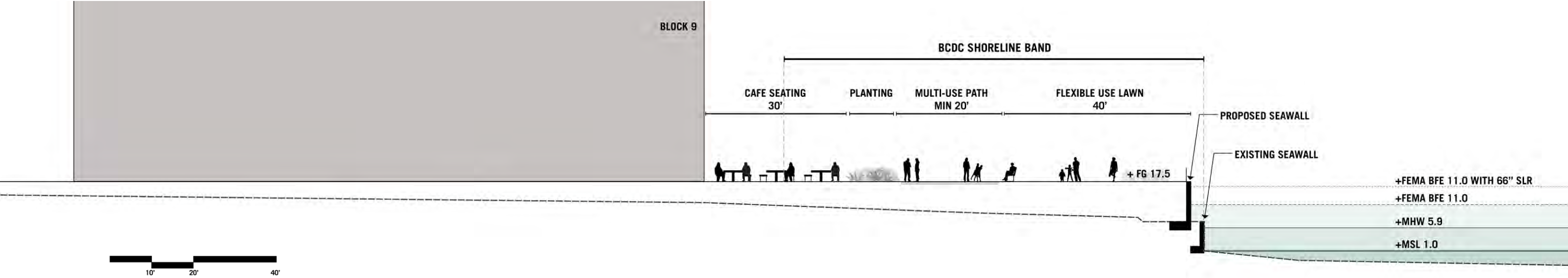
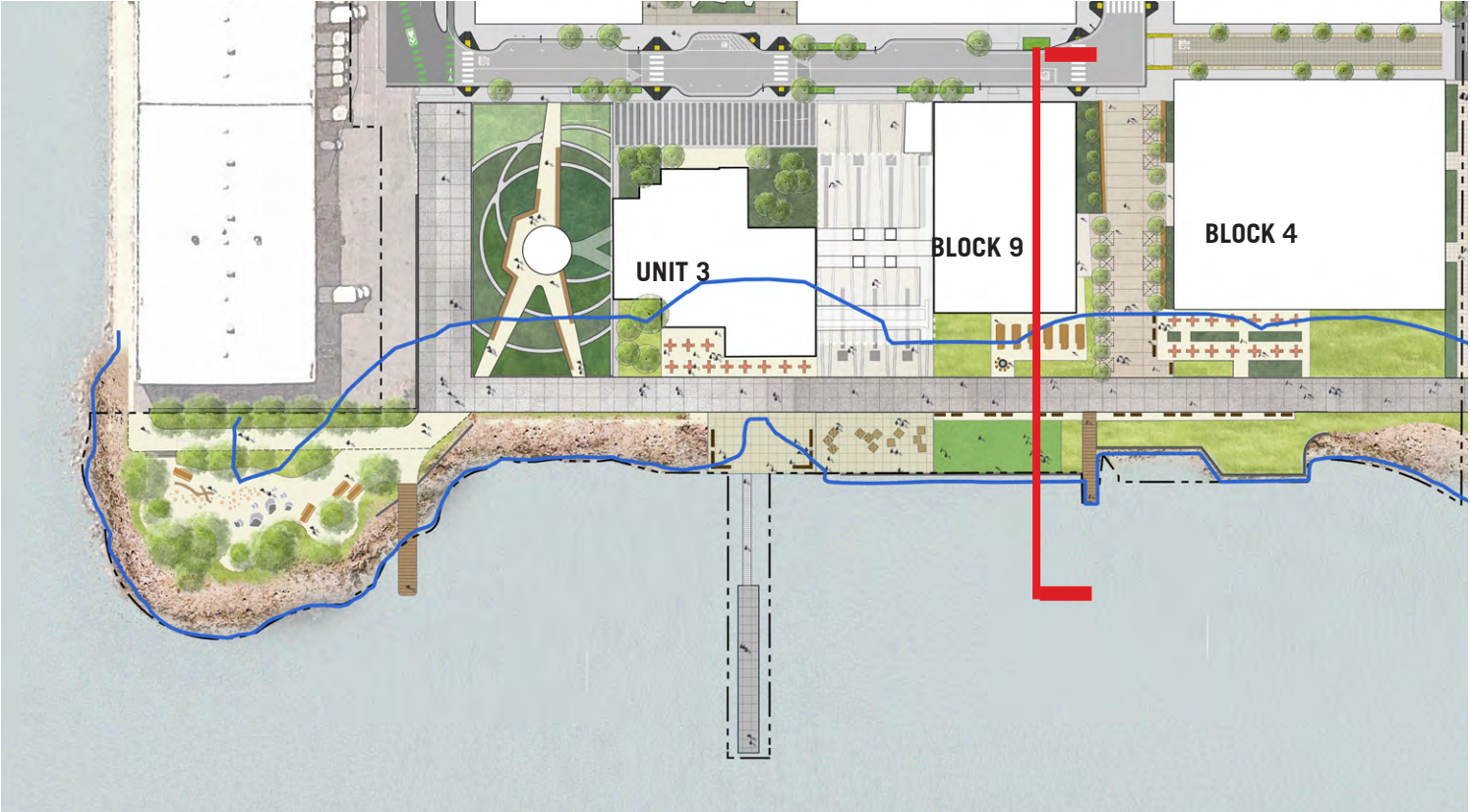
Restaurant Seating Next to Public Promenade and Public Seating



Accessible Turf Area



Cafe Seating



WATERFRONT OPEN SPACE PAVING AND FURNISHING CHARACTER

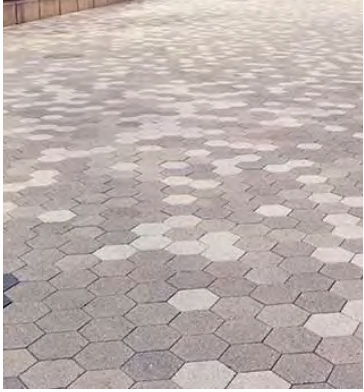
PAVING



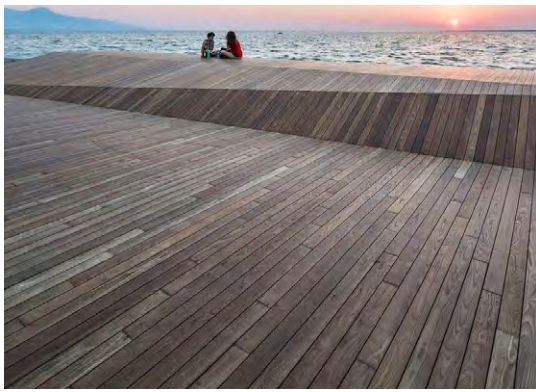
Enhanced Cast in Place Concrete
(Integral color and/or exposed aggregate finish)



Enhanced Cast in Place Concrete
(Saw Cut Joints)



Pre-Cast Concrete Unit Pavers



Wood Decking - Durable Hardwood appropriate
for Coastal Conditions



Enhanced Concrete / Pre-Cast Unit Pavers
With Contrasting Pattern



Stone Unit Pavers

FURNISHING



Custom Bench with Back



Manufactured Bench with Back



Picnic Tables



Movable Chairs



Lounges



Lounge seating and Benches

WATERFRONT OPEN SPACE PLANTING PALETTE



Erigeron glaucus - Seaside Daisy



Eriogonum latifolium - Coast Buckwheat



Achillia millefolium - Yarrow



Fragaria chiloensis-Beach Strawberry



Salvia species



Mimulus aurantiacus - Monkey Flower



Pacific Coast Iris varieties



California Fuschia varieties



Calamagrostis foliosa



Leymus condensatus 'Canyon Prince'



Ceanothus - 'Yankee Point'



Baccharis pilularis "Pigeon Point"



Arctostaphylos "Point Reyes"



Artemesia californica



Salvia Spathacea -Hummingbird Sage



Arctostaphylos varieties



Ceanothus - shrub varieties



Heteromeles arbutifolia - Toyon



Rhamnus californica - CA Coffee Bush



Myrtus californica - Pacific Coast Wax Myrtle



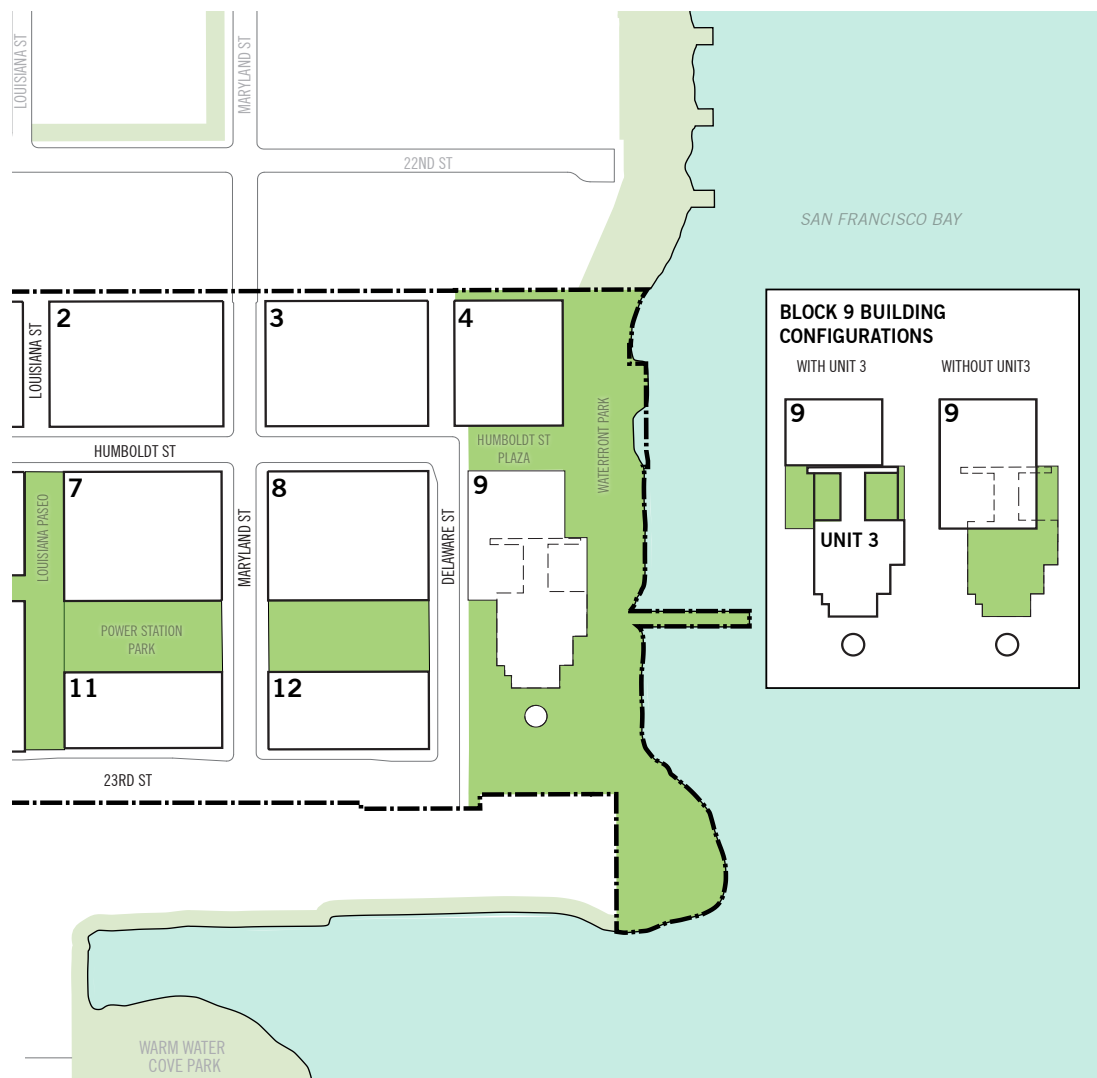
Native and Climate Adapted Planting



Turf

BLOCK 9 BUILDING AND OPEN SPACE WITHOUT UNIT 3

If retaining Unit 3 is not feasible, it will be replaced in part by publicly accessible open space and in part by an extension of Block 9. In this configuration, the southern boundary of Block 9 will be in line with the southern boundary of Blocks 7 and 8. This space will be similar to the character and programming of Turbine Plaza.



Concept Open Space Plan Without Unit 3